ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David W. Talley et ux	John W. Murphree Company BOOK 4872 PAGE 258	
(NAME) 429 Ocala Court North	(NAME) 1283 Murfreesboro Road	162-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee	231 Pul
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said **David W. Talley & Wife, Marie M. Talley**

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 95 on the Plat of Resubdivision of Lots 95 thru 101 and 87, Hickory Valley, Section 3, of record in Plat Book 4715, page 29, Register's Office for said County, described as follows:

Said Lot 95 fronts 40.0 feet on the north margin of Ocala Court, North and extends back 139.62 feet on the West line and 210.0 feet on the southeast line which is a broken line to a line on the rear on which it measures 166.55 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin Jr., and wife, as of record in Book 4314, page 657, said Register's Office for Davidson County, Tennessee.

DEC-27	CONV	35,250.00			
DEC-27	S'TAX		A*	91.52	
DEC-27	PR'FEE		A*	.50	
DEC-27	W'DEED		A*	4.00	* 96.02

unimproved ( )
This is improved ( ) property, known as **429 Ocala Court North** (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **27th** day of **November**, 19**74**.

Randall Phillips Builders, Inc.
By: [signature]
Vice President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. xxxxxx and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxxxx _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxxxxxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins Jr. as such Vice President xxxxxxxxxxxxxxxxxxxxxxxxxx and attesting the same by the said xxxxxxxxx as such xxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of November, 19 74

Sandra L. Nolan Notary Public

Commission expires 7/27/77

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

David W. Talley

Sworn to and subscribed before me
this 27th day of November, 19 74.

My commission expires 7/27/77 Notary Public Sandra L. Nolan

This instrument was prepared by:	
C. H. Briley Jr., Atty.	344 4th Ave. North Nashville, Tennessee
Name	Address

WARRANTY DEED
G-238742 SN
FROM
Randall Phillips Builders, Inc.
TO
David W. Talley et ux

C 8 0 1 2 6

IDENTIF. REFERENCE

DEC 2 11 39 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX